

**FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
NOVEMBER 5, 2014**

**CALL TO
ORDER
6:02 pm**

A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Board members present were Gina Klempel, Ole Netteberg, Mark Hash, and Roger Noble. Cal Dyck had an excused absence. Eric Mack represented the Flathead County Planning & Zoning Office.

There were 5 people in the audience.

**APPROVAL OF
MINUTES
6:02 pm**

Netteberg motioned and Hash seconded to approve the October 7, 2014 minutes. The motion passed unanimously.

**PUBLIC
COMMENT
(not related to
agenda items)
6:03 pm**

None.

**ROCKY
MOUNTAIN 'HI'
CAMPGROUND
AND RV PARK
(FCU-14-11)
6:04 pm**

A request by Rocky Mountain "HI" RV Park, for a Conditional Use Permit to expand an existing recreational vehicle park/campground on a lot located within the Evergreen Zoning District and zoned 'R-5 Two-Family Residential'. The property is located at 825 Helena Flats Road.

STAFF REPORT

Mack reviewed Staff Report FCU-14-11 for the Board.

**BOARD
QUESTIONS**

None.

**APPLICANT
PRESENTATION**

Bob Stauffer, APEC Engineering, represented the applicant and did not have anything to add to Mack's review. He had a copy of the boundary line adjustment plat by the surveyor which was in process.

**PUBLIC
COMMENT**

Todd Conrad asked why the tracts were referenced together in the application and staff report.

Conrad and Stauffer clarified Conrad's question.

Stauffer explained why two tracts were referenced together.

Loretta Conrad and Marcie Van Deren, applicant, discussed if cabins would be put along the length of the fence.

Loretta Conrad explained the history of the complaint which precipitated the conditional use permit.

Netteberg said the permit was only good for a year so the cabins would need to be put up within this year.

Mack clarified the permit was only for the existing cabins three cabins. The applicant would not be able to add cabins.

Van Deren said it was never their intent to do anything illegal. She did not plan on adding additional cabins. She explained the history of why the cabins were put on the property.

**APPLICANT
REBUTTAL**

None.

**STAFF
REBUTTAL**

None.

**BOARD
DISCUSSION**

Klempel, Van Deren and Mack discussed who would haul the solid waste.

Netteberg commended the neighbors for doing a boundary line adjustment.

Loretta Conrad relayed the history of the boundary line adjustment.

Hash offered suggestions to help find answers for questions concerning a boundary line adjustment.

The board and Mack discussed the solid waste comment of utilizing a private hauler, if the agency had any authority to affect what the applicant chose to do with solid waste, where the issue could be possibly addressed in the conditions and if the agency comment was a request.

Stauffer stated the comment said the solid waste needed to be hauled by a private hauler. The applicant was a private hauler.

Hash explained how the board viewed comments from public agencies and the role of the board.

Mack said it was a pretty standard comment from the Solid Waste District. Staff usually did not comment on it. He did not see a need for a condition concerning the issue.

**MAIN MOTION
TO ADOPT
F.O.F.
(FCU-14-11)**

Netteberg made a motion seconded by Klempel to adopt staff report FCU-14-11 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FCU-14-11)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO APPROVE
(FCU-14-11)**

Netteberg made a motion seconded by Klempel to approve.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
APPROVE
(FCU-14-11)**

On a roll call vote the motion passed unanimously.

**OLD BUSINESS
6:19 pm**

None.

Netteberg and Mack discussed if the former agenda item, FCU-14-12 Eric and Rita Bahme, was withdrawn or postponed.

NEW BUSINESS

Mack gave the board a brief update on the former Whitefish Inter-local agreement area transition status.

The board asked what was on the agenda for the December meeting.

ADJOURNMENT The meeting was adjourned at approximately 6:24 pm. on a motion by Hash. The next meeting will be held at 6:00 p.m. on December 2, 2014.

C. Mark Hash, Chairman

Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 12 / 2 / 14*